

Design and Access Statement

Proposed Conversion Of Bin And Bike Store To Annexe

**The Old Tythe Barn
Long Lane
Shepherdswell
CT15 7LX**

Overview

In the original development plan for the farm yard at Long Lane Farm, a bin and bike store was proposed on the land which now belongs to The Old Tythe Barn. This building was intend to provide storage for all of the new buildings developed on the site.

The Old Tythe Barn was completed first and the bin and bike store has been built. Subsequent approved plans for the other dwellings on site have resulted in each of them having heir own facility for storage of bins and cycles. The existing bin and bike store is therefore no longer required.

Proposal

This application is a proposal to convert the existing bin and bike store into an annexe for The Old Tythe Barn, to provide one bedroom, a shower room and kitchenette.

The proposal would require very minimal changes to the external appearance of the store, simply moving the window opening that currently was intended to face Long Lane Farmhouse and changing it to face the opposite end of the building towards The Old Tythe Barn. This will provide more privacy for the owners of the farmhouse.

The footprint, materials, shape and style of the building will remain unchanged and the conversion will entail internal division on the building to form rooms and the additional of waste/drainage. The existing treatment plant at The Old Tythe barn has adequate capacity to cope with this minimal increase. Electricity is already connected to the store.

Access and Impact

Access to the annexe will be provided by a path from the barn's driveway, which was already included in the initial permissions. The existing entrance and courtyard to the whole Long Lane Farm development is wide more than adequate to cope with any additional vehicle movements, which are expected to be very minimal.

As the bin and bike store is already in place, there will be no adverse visual impact and little in terms of additional noise or effect on the environment. A biodiversity study carried out when the barn was built showed that there were some common bats on the site. These have been catered for with bat boxes on the north and south elevations of the barn and tree boxes.

Summary

The proposed development is a sensible use of what is now a redundant building and will add to the character and visual charm of the courtyard by not having bins and bikes in a prominent position visible from the road and other buildings in the yard.